

**Providence City Planning Commission Minutes**  
**Providence City Office Building**  
**15 South Main, Providence UT 84332**  
**June 24, 2015 6:00 pm**

Chairman: Larry Raymond  
Attendance: Kirk Allen, Wendy Simmons  
Excused: Heather Hansen, Robert James, Sherman Sanders

**Approval of the Minutes:**

**Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of May 27, 2015.

**Motion to approve the minutes: K Allen, second – W Simmons**

- Page 1, line 29 – as per instead of a per.

**Vote: Yea: K Allen, L Raymond, W Simmons**  
**Nay: None**  
**Abstained: None**  
**Excused: H Hansen, R James, S Sanders**

**Action Items:**

**Item No. 1. Proposed Preliminary Plat:** The Providence City Planning Commission will consider for approval, a proposed preliminary plat for the Zollinger Subdivision; a 2-lot residential subdivision. The property is located at approximately 240 South 325 West, Providence.

- L Raymond – this has been approved by the city executive staff.
- K Allen asked if the owners had responded to all requests from City Executive Staff. S Bankhead said they had.

**Motion to approve the proposed preliminary plat for the Zollinger subdivision as presented and approved by the City Executive Staff: K Allen, second – W Simmons**

**Vote: Yea: K Allen, L Raymond, W Simmons**  
**Nay: None**  
**Abstained: None**  
**Excused: H Hansen, R James, S Sanders**

**Item No. 2. Proposed Code Amendment:** The Providence City Planning Commission will consider for recommendation to the City Council, proposed code amendments to Providence City Code Title 10 Zoning Regulations, Chapter 5 Overlay Zones regarding Hazard slope zones, engineering geotechnical report, and disclosures of other natural hazards.

- L Raymond – proposed changes to 10-5-4.A.4 - contours need to show natural ground, existing conditions and proposed conditions. K Allen thought this was a good idea.
- S Bankhead discussed this with Max Pearce. They reviewed definitions from other communities' ordinances and used them to come up with the proposed text.
- K Allen asked if the city has a sensitive overlay zone defined in the general plan.
- S Bankhead said the general map shows the different sensitive overlays with flood plains, fault locations, hazard slope zones, etc., but by adopting this current ordinance, the map will need to be expanded.
- K Allen asked where the fault zone is. S Bankhead said it is on Providence's side of the deer fence. It has been identified.

**Motion to recommend that City Council accept Title 10 Zoning Regulations, Chapter 5 Overlay Zones regarding hazard slope zones, engineering geotechnical report, and disclosures of other natural hazards: W Simmons, second – K Allen**

**Vote: Yea: K Allen, L Raymond, W Simmons**  
**Nay: None**  
**Abstained: None**  
**Excused: H Hansen, R James, S Sanders**

**Study Items:**

**Item No. 1. Proposed General Plan Amendments:** The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- L Raymond said Skarlet did some research and found information from Portland, Oregon regarding mixed zones. Areas accessible by auto are separated from areas accessible by pedestrians.
- K Allen said there is a lot of pedestrian activity near the roundabout by residents. It is zoned CGD.
- S Bankhead said combining mixed commercial and manufacturing zones is something that could be looked at. CGD could include some industrial uses by conditional use permit so it could be limited in size to make it compatible with the area.
- K Allen thought the wetlands by Tractor Supply would be a good place to put in a walking path. As the city continues to develop the CHD, it would be nice to have some walk ways.
- S Bankhead said the current principle at Amsource would like to see something with restaurants and a foot path in that area. The mixed use district along the east side of the Amsource property could be incorporated in to the CHD with pedestrian walkways. K Allen felt foot traffic could benefit both Amsource and Alder Square.
- L Raymond asked when the Commission wanted to meet with Historical Preservation Commission.
- S Bankhead said they won't meet in July so August would be the first meeting they could meet.
- The Commissioners looked at the proposed annexations maps from Logan, Millville and River Heights.
- L Raymond said River Heights has declared for annexation some of the same area that Providence has declared for.
- S Bankhead said property owners will decide which municipality is more economical for them to annex into.
- K Allen asked if Providence provides water for Stan Checketts' property. S Bankhead said water rights have been dedicated, but they are being held by Stan until they bring in final plats.
- K Allen said Millville's general plan shows them connecting to Providence City trails.
- S Bankhead said Millville and Nibley are both planning on city trails. Providence only has one. It is difficult to get trails developed because people like to walk on them, but they don't want them in their back yards. Also, developers don't want to dedicate land for trails. The interior part of town has been difficult.
- L Raymond asked what would be needed to rezone some areas in Providence to allow for convenience store types of businesses in residential areas. S Bankhead said once the definitions are written and a commercial neighborhood zone is established it will be easier to incorporate some of those zones.

**Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.

- S Bankhead said the City Council approved the deck ordinance. During that meeting, Jeff Baldwin brought up the fact that he has concerns with front porches. Often they are limited in how far they can extend into the front yard and this can create a space so small it is not a safe landing area. The City Council would like Planning Commission to look at the front porch set back and allow porches to extend into front yards similar to what was done in back yards for decks.
- K Allen asked how long the hole in 4<sup>th</sup> east was going to be allowed to sit.
- S Bankhead said R Eck is waiting for everything to settle before he goes in to repair it. It has had a couple of previous repairs, but they failed during the warranty periods. 1000 South is going to get fixed very soon. It appears it is no longer sinking.

**Commission Reports:** Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No commission reports.

**Motion to adjourn: W Simmons, second – K Allen**

**Vote:**    **Yea:**                      **K Allen, L Raymond, W Simmons**  
               **Nay:**                        **None**  
               **Abstained:**               **None**  
               **Excused:**                 **H Hansen, R James, S Sanders**

Minutes prepared by C Craven.

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Larry Raymond, Chairman

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Caroline Craven, Secretary